



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777

Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 48
Comm #: 54112-9702-19-A
BRRTS #: 03-38-544783
Site Name: Steiner's Northwoods
Site Address: 119 US Highway 141 N, Coleman, 54112
Site Manager: Kristin DuFresne
Address: 2894 Shawano Avenue
City, State Zip: Green Bay, WI 54307-0448
Phone: 920-662-5443
E-mail: kristin.dufresne@wisconsin.gov
Bid Manager: Beth Erdman
Address: 2129 Jackson Street
City, State Zip: Oshkosh, Wisconsin 54901-1805
Phone: (920) 303-5410
E-mail: Beth.Erdman@Wisconsin.Gov

Bid-Start Date:	March 26, 2007
Questions must be received by (See Section 2 (B)):	April 9, 2007 4:00 PM
Responses will be posted by (See Section 2 (B)):	April 27, 2007
Bid-End Date and Time:	May 11, 2007 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Digital Printing Innovations, 304 High Avenue, Oshkosh, WI 54901
Phone: (920) 235-1800 Fax: (920) 235-6449

SECTION 2 – Site-Specific Bid Requirements

General Comments

Steiner's Northwoods is located at N119 US Highway 141, Village of Coleman, in Marinette County. This property is located north of the northwest corner of the intersection of Highway 141 and County Road B (Main Street). According to the Wisconsin Department of Commerce (Commerce) tank database seven underground storage tanks (USTs) containing kerosene, diesel fuel, leaded and unleaded gasoline were removed from the property between May 1991 and October 1992. The property is currently used as a service station that dispenses diesel fuel and unleaded gasoline.

Seven soil borings have been advanced at the site. Soil consists of silty sandy clay with pebbles, gravel and rock fragments. Interspersed layers of coarse sand, gravel and varying amounts of silt and/or fine sand were also observed. Dolomite bedrock was encountered between ten and 12 feet below ground surface (bgs). Soil contaminant concentrations do not exceed chapter NR 720 or NR 746, Wisconsin Administrative Code (WAC), soil standards.

Three monitoring wells and three piezometers have been installed. Depth to groundwater ranges from eight to 11 feet bgs. The direction of shallow groundwater flow is to the southeast. The direction of groundwater flow in the piezometers is to the north/northwest. Groundwater contaminant concentrations exceed chapter NR 140, WAC, enforcement standards.

Three monitoring wells (MW-A, MW-C and MW-D) and three piezometers (MW-B, MW-E and MW-F) associated with the Northland Motors (WDNR BRRTS # 03-38-187938) leaking underground storage tank site have been sampled as part of the Steiner's Northwoods site investigation.

Minimum Remedial Requirements

Within 45 days of signing a contract with the responsible party (RP) the winning bidder must be onsite to install four groundwater monitoring wells and three piezometers. The monitoring wells are to be installed with ten foot screens at a depth of 12 feet bgs. The piezometers are to be installed with five foot screens at a depth of 30 feet. The wells and piezometers are to be installed at the following locations:

- One monitoring well and one piezometer are to be installed on the northwest side of the building, northwest of monitoring well MW-3.
- One monitoring well and one piezometer are to be installed east of monitoring well MW-3/piezometer PZ-3 across Highway 141.
- One monitoring well is to be installed adjacent to piezometer MW-F.
- One monitoring well and one piezometer are to be installed southeast of piezometer MW-F.

During installation, one soil sample is to be collected from each monitoring well. Soil samples are to be submitted for petroleum volatile organic (PVOC) analysis.

Upon well/piezometer installation, collect one round of groundwater samples from monitoring wells MW-1, MW-3, MW-4, MW-A, MW-C, MW-D, the four new monitoring wells, piezometers PZ-1 through PZ-3, MW-B, MW-E, MW-F and the

three new piezometers. Samples collected from the new monitoring wells and piezometers must be sampled for volatile organic compounds (VOCs). All the other monitoring wells/piezometers are to be sampled for PVOCs.

Following the initial groundwater sampling event collect one quarterly round of groundwater samples from the ten monitoring wells (MW-1, MW-3, MW-4, MW-A, MW-C, MW-D and the four new wells) and nine piezometers (PZ-1 through PZ-3, MW-B, MW-E, MW-F and the three new piezometers). Samples are to be analyzed for PVOCs.

Upon receiving approval from the Wisconsin Department of Natural Resources (WDNR) an additional two quarterly rounds of groundwater samples may be collected. Water elevations are to be measured in each monitoring well/piezometer prior to sampling. Samples are to be laboratory analyzed for PVOCs.

Within 14 days of receipt of the quarterly groundwater analytical results provide the WDNR, Commerce, the RP and off-site property owners with copies of the groundwater analytical data in tabular format. Also, provide the WDNR and Commerce with a revised site map (with the location of all onsite and offsite property boundaries, soil sample locations, monitoring wells and piezometers), updated groundwater flow maps and a table with groundwater elevations. Please note that in addition to the above reports, online reports must be submitted as required by number three 3) Reporting Timeframes of this bid document. Please submit the results required in 3) using the Commerce Web Reporting Application available at: <http://commerce.state.wi.us/ER/ER-PECFA-SiteReporting.html>.

Following the completion of the groundwater monitoring activities properly dispose of any soil cuttings and purge water generated during site activities. Also provide the WDNR with proper disposal documentation.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Steiner's Northwoods

COMMERCE #: 54112-9702-19

BRRTS #: 03-38-544783

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE**(2nd Page)**

Department of Commerce PECFA Program

SITE NAME: Steiner's Northwoods**COMMERCE #: 54112-9702-19****BRRTS #: 03-38-544783****Consulting Firm Name:** _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Monitoring well installation per monitoring well	\$	
2	Number of monitoring wells		4
3	Subtotal for monitoring well installation (Row 1X Row 2)	\$	
4	Piezometer installation per piezometer	\$	
5	Number of piezometers		3
6	Subtotal for piezometer installation (Row 4 X Row 5)	\$	
7	Soil sampling for PVOC (include analytical cost)	\$	
8	Number of soil samples		4
9	Subtotal for soil sampling (Row 7 X Row 8)	\$	
10	Initial groundwater monitoring event (include analytical cost)	\$	
11	Second quarterly monitoring event (include analytical cost)	\$	
12	Additional two quarterly groundwater monitoring events (include analytical costs)	\$	
13	Documentation (reports, correspondence, etc.)	\$	
14	Investigative waste disposal	\$	
15	PECFA Claim Preparation	\$	
16	Total Bid Amount	\$	